143.0	0008	0002.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	767,300 /	767,300
					USE VALUE:	767,300 /	767,300
					ASSESSED:	767,300 /	767,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
133		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARDIN PHYLLIS F ETAL/ TRS	
Owner 2:	ARTICLE VII RESIDUARY TRUST	
Owner 3:	PHYLLIS F HARDIN TRUST	
Street 1:	133 MT. VERNON ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	HARDIN LAWRENCE & PHYLLIS/ TRS -
Owner 2:	LAWRENCE E HARDIN TRUST -
Street 1:	133 MT. VERNON ST
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .118 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Asbestos Exterior and 1904 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5150.000	307,700		459,600	767,300
Total Card	0.118	307,700		459,600	767,300
Total Parcel	0.118	307,700		459,600	767,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 402.99 | /Parcel: 402.99

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 93133

GIS Ref

GIS Ref

Insp Date 05/10/18

PREVIOUS ASSESSMENT

Parcel ID: 143.0-0008-0002.0

!11143!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	307,700	0	5,150.	459,600	767,300		Year end	12/23/2021
2021	101	FV	299,100	0	5,150.	459,600	758,700		Year End Roll	12/10/2020
2020	101	FV	299,600	0	5,150.	459,600	759,200	759,200	Year End Roll	12/18/2019
2019	101	FV	233,200	0	5,150.	430,900	664,100	664,100	Year End Roll	1/3/2019
2018	101	FV	233,200	0	5,150.	356,200	589,400	589,400	Year End Roll	12/20/2017
2017	101	FV	233,200	0	5,150.	327,500	560,700	560,700	Year End Roll	1/3/2017
2016	101	FV	233,200	0	5,150.	298,700	531,900	531,900	Year End	1/4/2016
2015	101	FV	220,800	0	5,150.	293,000	513,800	513,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:59:33

LAST REV

Date	Time
07/12/21	15:18:40
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11143

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARDIN LAWRENCE	77944-128	1	6/4/2021	Convenience	99	No	No		
HARDIN LAWRENCE	73174-578	1	8/27/2019	Convenience	99	No	No		
HARDIN LAWRENCE	33421-425		8/2/2001	Family	99	No	No		
	9578-258		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/10/2001	283	Addition	15,000	C				16X16 SUNROOM ADDI

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2018	Meas/Inspect	BS	Barbara S
11/11/2008	Meas/Inspect	345	PATRIOT
5/16/2002	Permit Visit	PM	Peter M
11/11/1999	Meas/Inspect	264	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	93133
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5150		Sq. Ft.	Site		0	80.	1.12	9									459,598						459,600	

Total AC/HA:	0.11823	Total SF/SM:	5150	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	459,598	Spl Credit		Total:	459,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.20147061
Const Adj.:	0.93854380
Adj $ / SQ:	152.230
Other Features:	89500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	418109
Depreciation:	110381
Depreciated Total:	307728

COMMENTS

TQS=UNHEATED. OF=TOILET IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

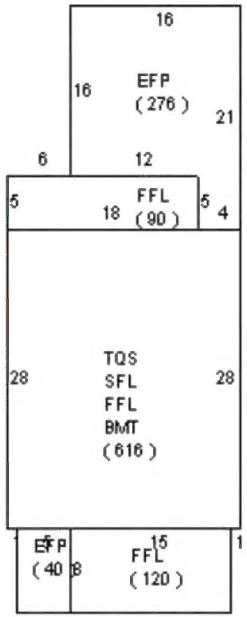
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	152.23
Special Features:	0	Val/Su Net:	108.50
Final Total:	307700	Val/Su SzAd	161.61

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	826	152.230	125,742
BMT	Basement	616	45.670	28,132
SFL	Second Floor	616	152.230	93,774
TQS	3/4 Story	462	152.230	70,330
EFP	Enclos Porch	316	33.640	10,630

Net Sketched Area:	2,836			Total:	328,608
Size Ad	1904	Gross Area	2990	FinArea	1904

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

143.0-0008-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	